

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER FOR
PARCELS R-13 and 30 IN THE SOUTH END URBAN RENEWAL
AREA PROJECT NO. MASS. R-56.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I on the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that re-imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, South End Building Systems Corporation has submitted a proposal for the development of Parcels R-13 and 30.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

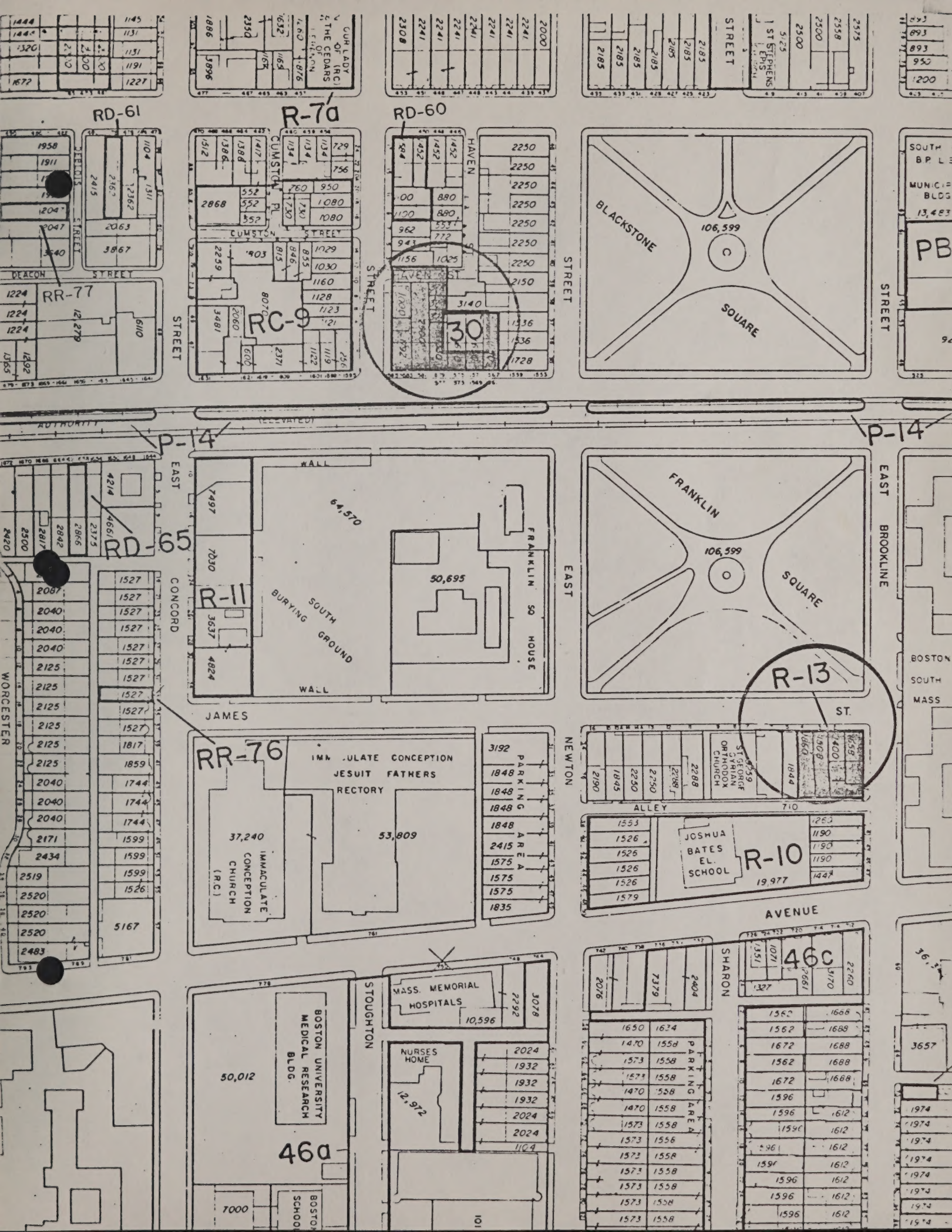
1. That South End Building Systems Corporation be and hereby is tentatively designated as Redeveloper of Parcels R-13 and 30.

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949; as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financing commitments from banks and other lending institutions; and
 - (iii) Working Drawings and Specifications.

- (iv) Evidence that rentals for one-quarter of the total units will be comparable to those charged tenants in a public housing project.

2. That the disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the disposal transaction in accordance with Section 105 (c) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCELS R-13 and 30

SUMMARY: This memorandum requests that the Authority designate South End Building Systems Corporation as the Redeveloper of Parcels R-13 and 30 in the South End Urban Renewal Area.

Parcel R-13 consists of 6,034 square feet located at James Street and East Brookline Street in the South End Urban Renewal Area.

Parcel 30 consists of 14,278 square feet located at Rutland Street and Washington Street in the South End Urban Renewal Area.

Parcels R-13 and 30 were advertised by the Authority for redevelopment on November 5, 1972.

South End Building Systems Corporation of 52A Union Park, Boston, has submitted a proposal for the construction of an estimated 60 units on the two parcels. The breakdown of the units will be for approximately 30 efficiency units, 15 one-bedroom units, 15 two-bedroom units. Total development cost is estimated at \$1,128,000. South End Building Systems Corporation has consulted with Mass. Housing Finance Agency who have expressed an interest in financing the project. This form of financing will insure that one-quarter of the units in the project will be reserved for low income persons at rentals comparable to those charged in public housing projects.

The principals of the South End Building Systems Corporation include Mr. Arnold L. Slavet, President; Mr. Raymond Liston, Treasurer; Mr. David B. Goldberg, Clerk; Mr. Joshua Young, and the South End Historical Society. The architect for the project is Mr. Raymond Liston. The general contractor is the James McFarland Corporation.

The South End Building Systems Corporation proposal will help to alleviate the need for new housing in the South End Urban Renewal Area.

I, therefore, recommend that the Authority tentatively designate the South End Building Systems Corporation as Redeveloper for Parcel R-13 and Parcel 30 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

Attachment